



Industrial For Sale

2233 49th Lane N
Minneapolis, MN

Property Details:

- 62,047 SF
- Single tenant or multi-tenant opportunity
- Existing income in place
- 14' – 40' Clear Height
- 1,200 amp service with additional 2,000 amps available
- Fiber line in the building
- LED lighting throughout
- Security Cameras throughout



Sale Price: \$4,300,000
Property Tax: \$115,083.92 (\$1.85 SF)

FOR MORE INFORMATION

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Disclaimer: All Measurements, dimensions and sizes are approximate



Building Features:

- 62,047 Total SF
- Office – 6,500 SF
- Warehouse – 55,547 SF
- 14' – 40' Clear Height
- Solar Panels

Loading:

- 8 – Dock doors
- 3 – Drive in doors
- 1 – UPS Door
- Exterior semi / trailer parking

Electrical:

- 1,600 amp / 240 volt / 3 phase
- Additional 2,000 amp service is available

Out Building:

- 600 SF (20'x30')
- 1 – Drive in door
- Small office
- Separate furnace and AC unit

Zoning: PR2

This is a Production and Processing zoning district.

The PR2 Production and Processing District includes production uses and are designated with the intent of protecting them from encroaching non-production uses. Residential uses are not allowed.

For more information on what uses are allowed in this district, consult the Uses Allowed table

<https://minneapolis2040.com/media/1979/table-545-1.pdf>



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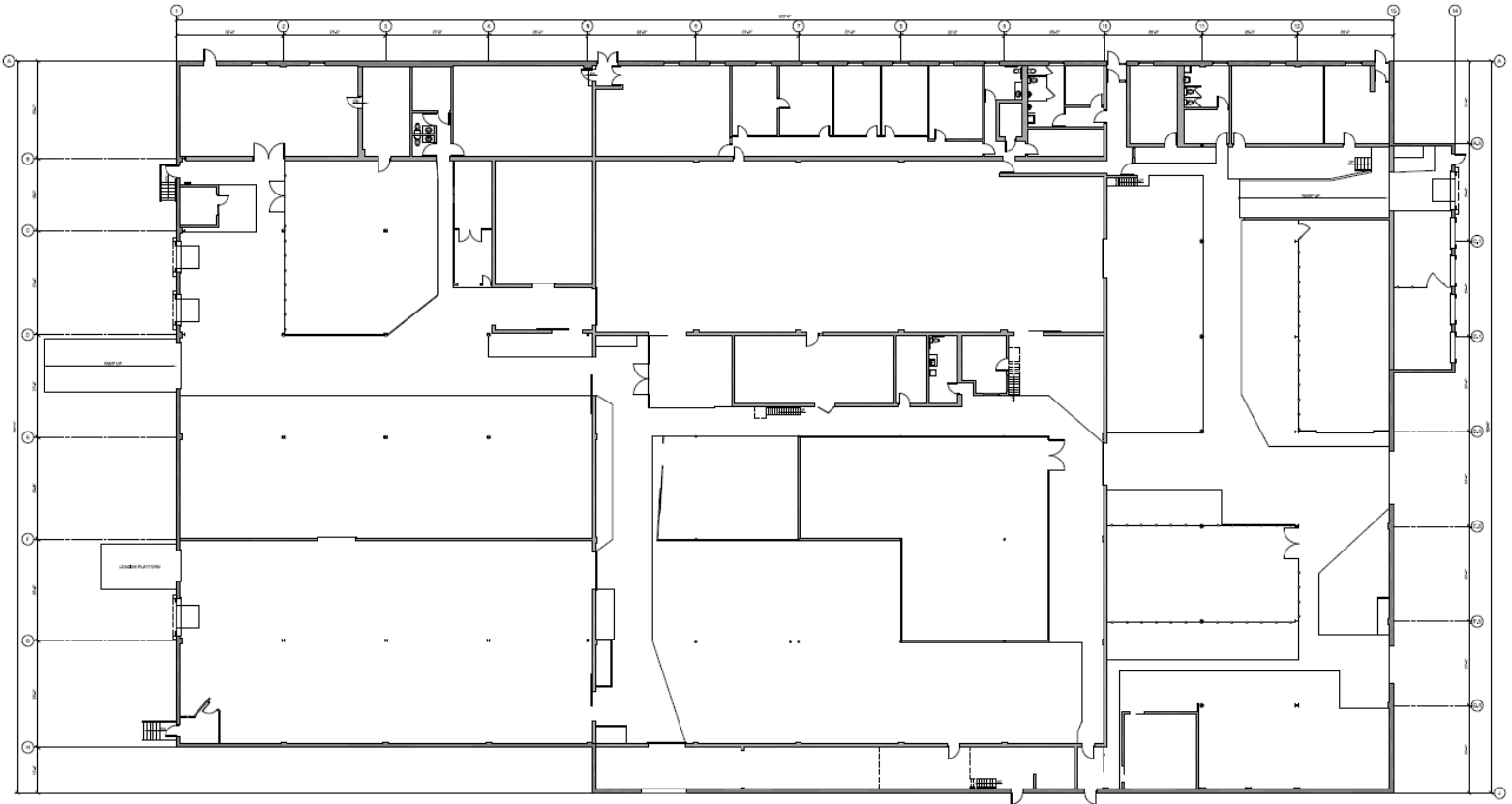
FOR SALE

CONTACT: Richard Lee

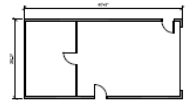
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Current Build Out



1
A1 EXISTING FLOOR PLAN NORTH
3/32" = 1'-0"



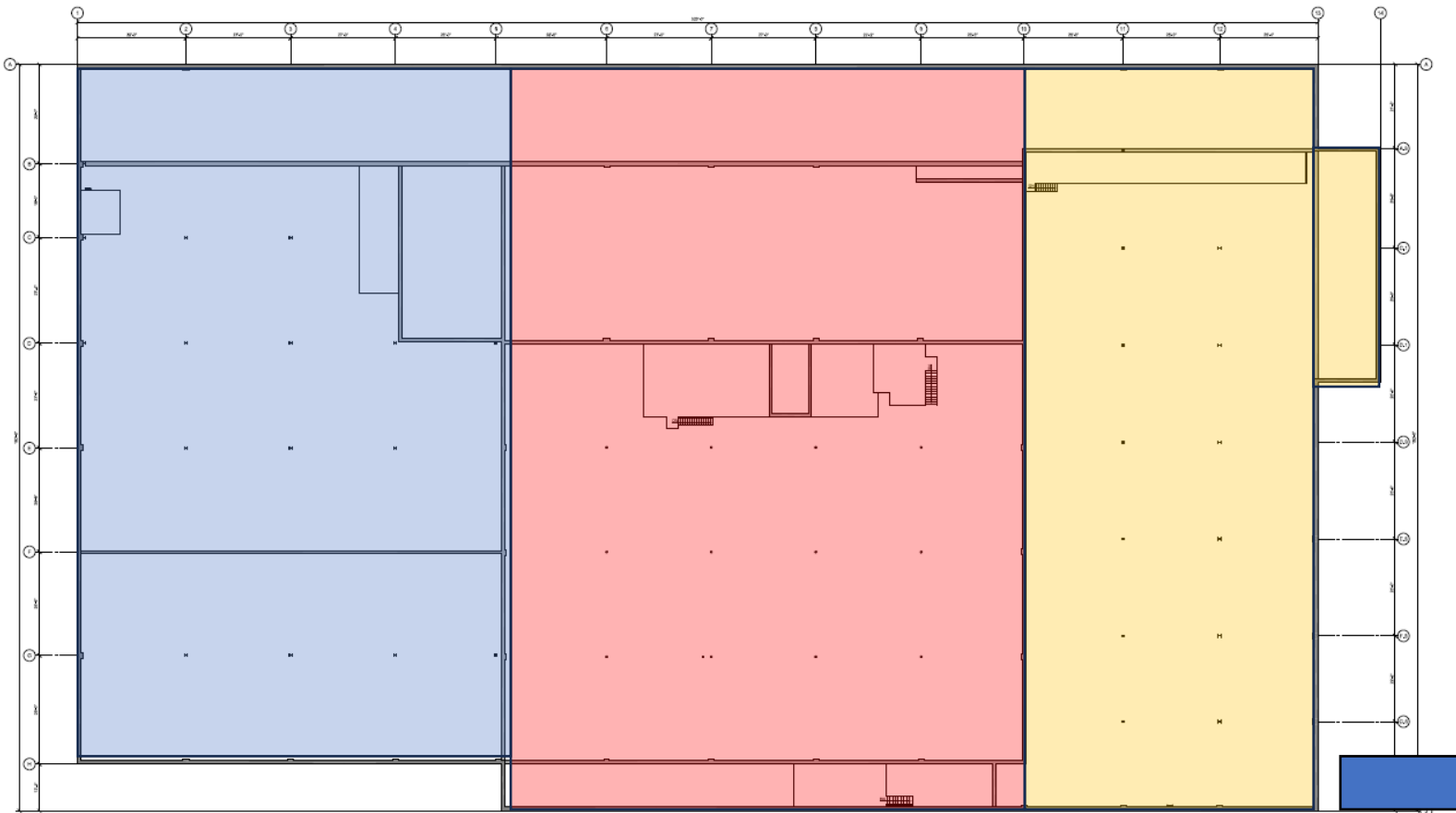


Ability for a larger user with tenants in place for additional income and expansion opportunity

19,800 SF

25,920 SF

15,727 SF



1
A1
EXISTING FLOOR PLAN
3/32 = 1/8"
NORTH

600 SF
Outbuilding



- Tenant Map, all Leases are Month-To-Month
- With signed CA, Seller can share financials



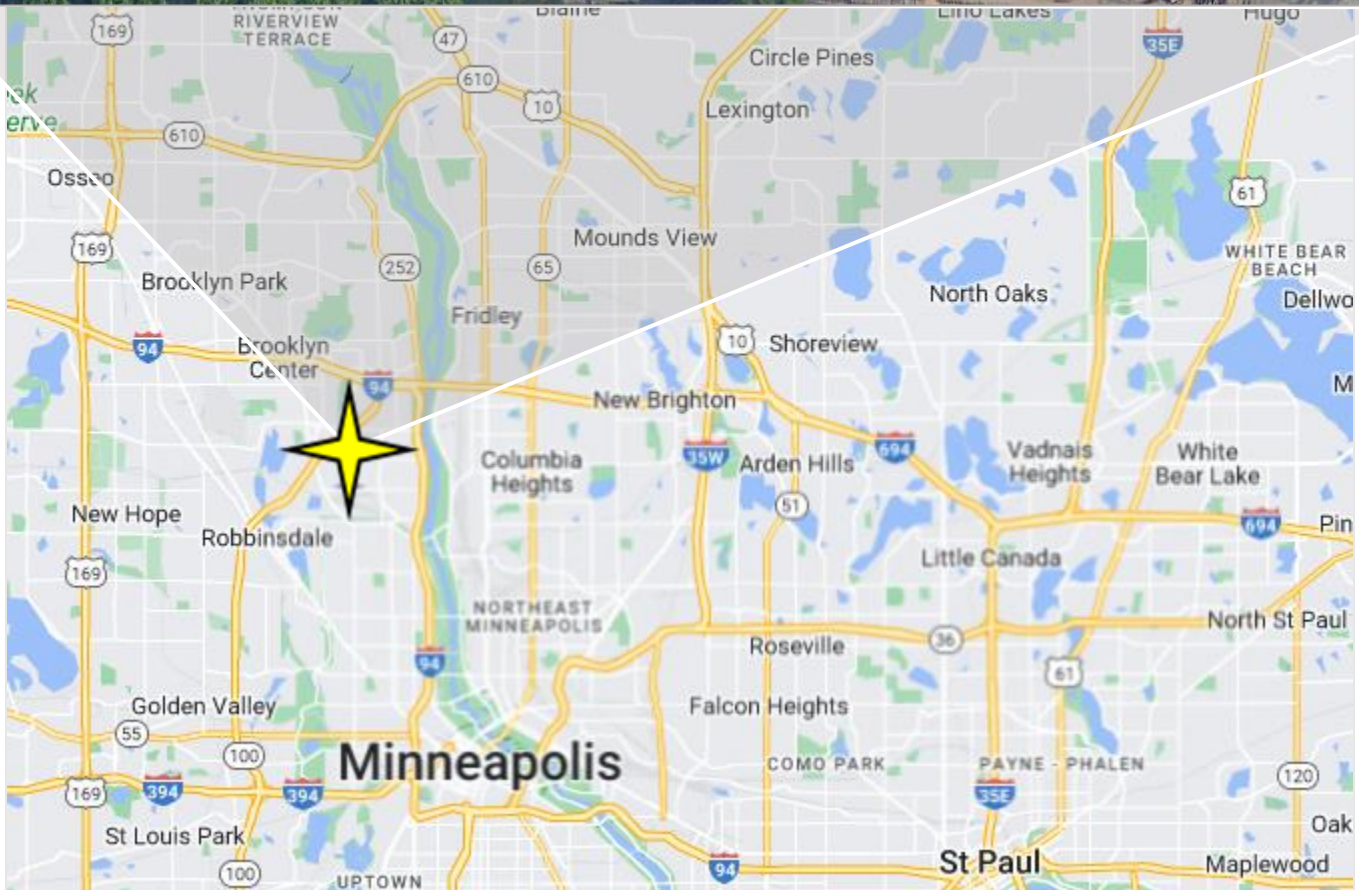
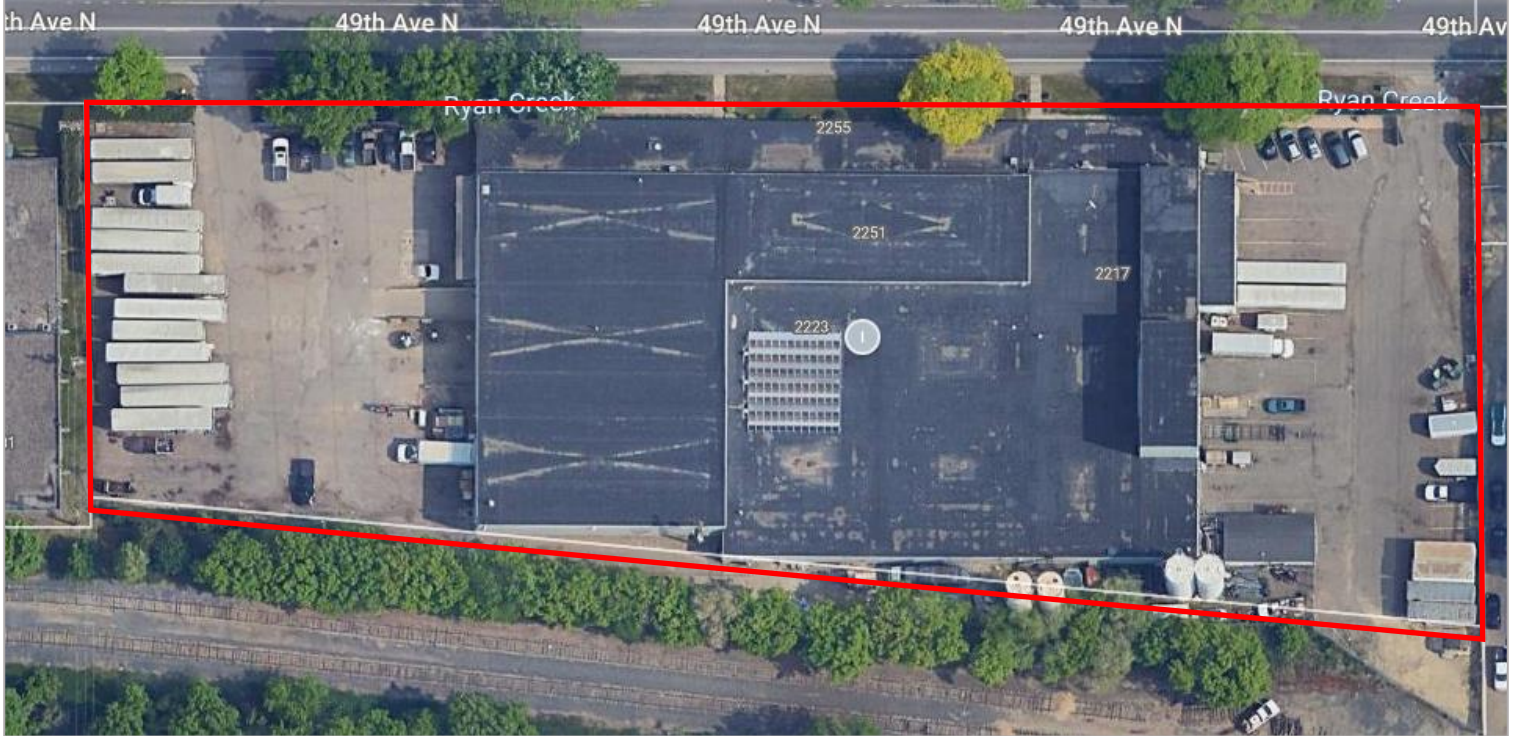
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